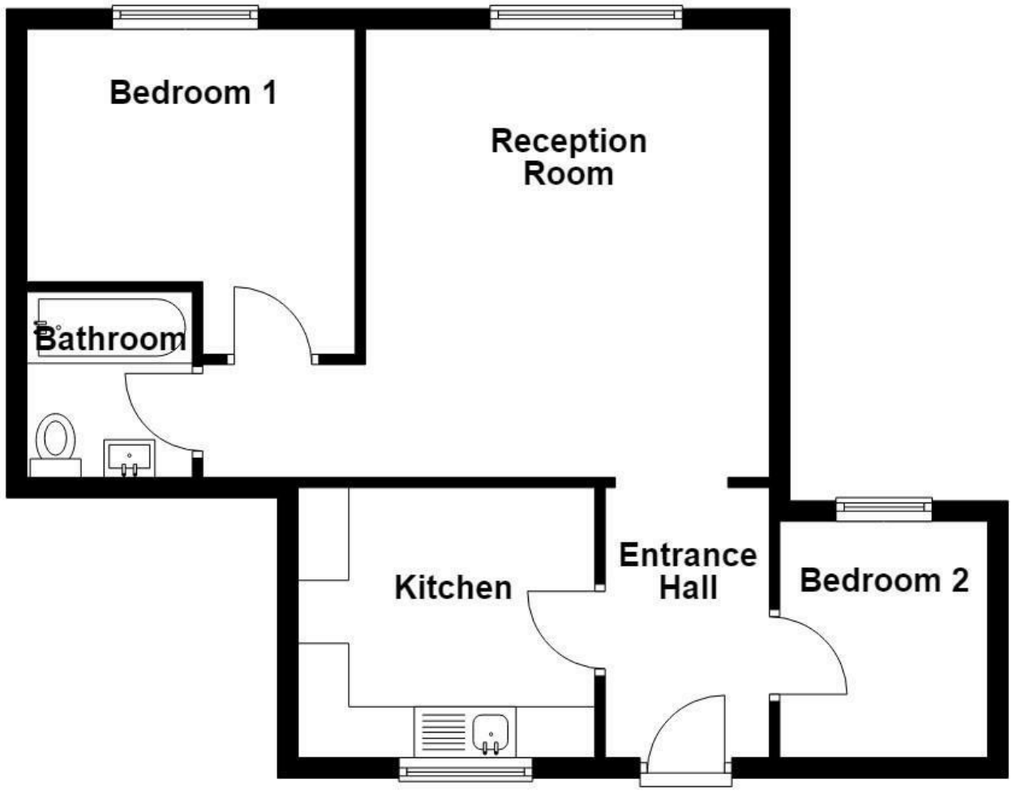
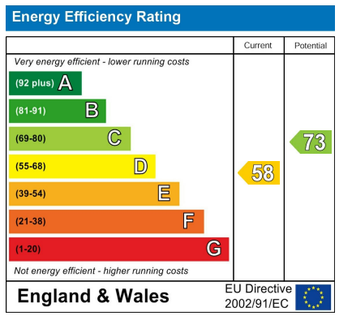
Keenans

Ground Floor





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Rutland, Rochdale, OL11 4JY

£80,000

Nestled in the charming area of Rutland, Rochdale, this delightful second-floor two-bedroom apartment offers a perfect blend of comfort and convenience. As you enter, you are greeted by a spacious large reception room, ideal for both relaxation and entertaining guests. The generous dimensions of this living space allow for versatile furniture arrangements, making it a welcoming environment for family and friends.

The apartment features two well-proportioned bedrooms, providing ample space for rest and personalisation. Each room is designed to maximise natural light, creating a bright and airy atmosphere throughout. The layout is thoughtfully designed to ensure privacy and comfort for all occupants.

One of the standout features of this property is the dedicated parking area, a valuable asset in today's busy world. This convenience allows for easy access and peace of mind, knowing that your vehicle is securely parked.

Located in the desirable Rutland area, residents will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. The community is known for its friendly atmosphere and accessibility, making it an ideal place to call home.

This apartment is perfect for first-time buyers, small families, or those looking to downsize without compromising on space or quality. With its appealing features and prime location, this property presents a wonderful opportunity for anyone seeking a comfortable and stylish living space in Rochdale. Don't miss the chance to make this lovely apartment your new home.

569 Bury Road, Rochdale, OL11 4DQ
Tel: 01706396140 | Email: rochdale@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Rutland, Rochdale, OL11 4JY

£80,000

2 1 1 D

- Second Floor Apartment
- Modern Fitted Kitchen
- EPC: D
- Off Road Parking
- Two Bedroom
- Modern Shower Room
- Tenure: Leasehold
- One Reception Room
- Communal Area With Parking
- Council Tax Band: A

Entrance
8 x 5'4 (2.44m x 1.63m)

Kitchen
9'7 x 8'7 (2.92m x 2.62m)

Reception Room
16'9 x 13'0 (5.11m x 3.96m)

Bedroom One
10'7 x 10'6 (3.23m x 3.20m)

Bedroom Two
7'8 x 6'9 (2.34m x 2.06m)

Shower Room
6'4 x 5'4 (1.93m x 1.63m)

External

Front
Communal laid to lawn grass area with parking space.

Rear
Laid to lawn grass.

Tel: 01706396140

www.keenans-estateagents.co.uk